



TECHNICAL STAFF REPORT
“Downtown Columbia-Warfield Neighborhood, Block W-1”

Planning Board Meeting of December 13, 2012

Case No. /Petitioner and Owner: SDP-13-007, Parcel D Property, LLC, c/o Kettler

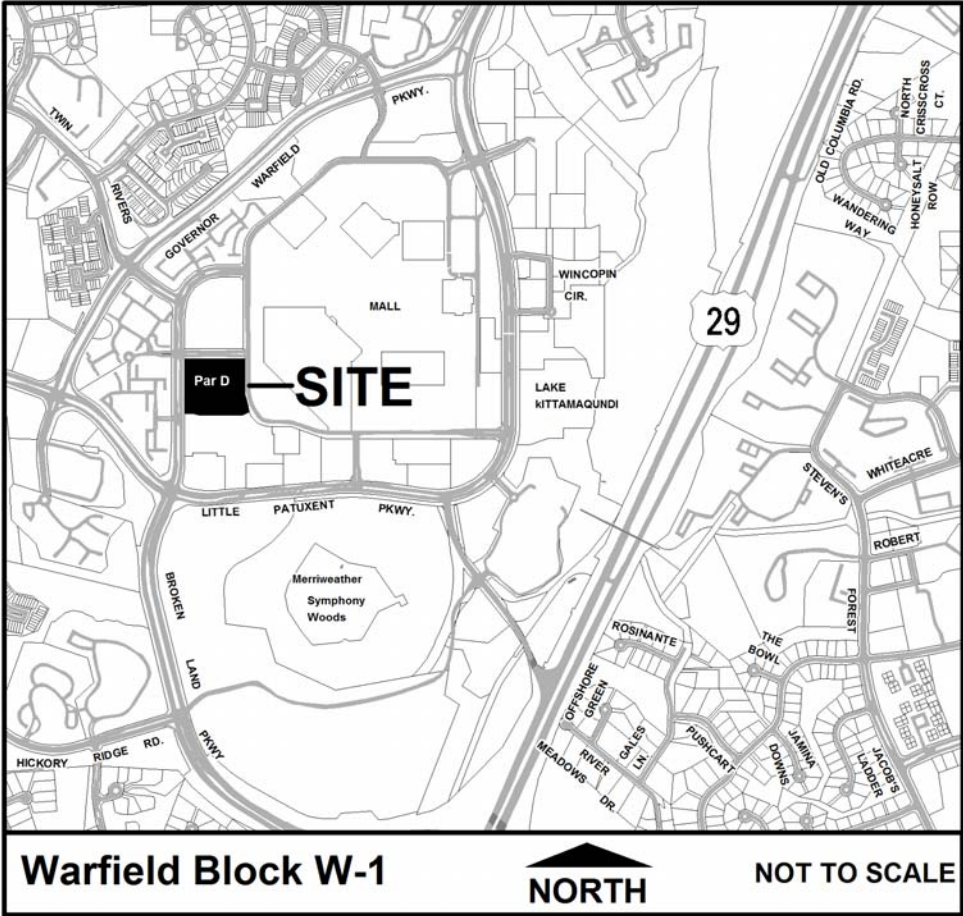
Project Name: Downtown Columbia, Warfield Neighborhood, Parcel D-1 and D-2

Request: For Planning Board approval of SDP-13-007, a Site Development Plan (considered Downtown Revitalization), the “Warfield Neighborhood Block W-1, Parcels D-1 and D-2”, in accordance with Section 125.G. of the Howard County Zoning Regulations. This Site Development Plan (SDP) encompasses a plan submission area of 4.56 acres and includes a 380-unit apartment building and 14,000 square feet of retail (new Gross Leasable Area). This Site Development Plan also includes 34,500 square feet of Downtown Community Commons (Primary Amenity Space as recorded on FDP-DC-Warfield-1/Plat #22008-22011). The total Limit of Disturbance is 4.66 acres.

In accordance with Section 125.G. of the Howard County Zoning Regulations, the Planning Board shall evaluate and approve, approve with conditions, or disapprove the Site Development Plan at a Public Meeting.

Recommendation: The Department of Planning and Zoning recommends approval of SDP-13-007, “Downtown Columbia, Warfield Neighborhood Block W-1”, Parcels D-1 and D-2, subject to adequately addressing all remaining technical comments provided by the Subdivision Review Committee in the Department of Planning and Zoning’s letter dated November 28, 2012.

Location: The subject site is identified as Parcel 382, Parcel D on Tax Map 36 and is located between Mall Ring Road (Columbia Mall Circle) and Broken Land Parkway, just south of Mall Entrance Drive in the 5th Election District of Howard County. The entire Warfield Neighborhood encompasses 54.92 acres. This proposed SDP involving 4.56 acres within the neighborhood. Parcel D is zoned New Town (NT) and is designated as Downtown Mixed Use area per the Downtown Columbia Plan.



Vicinal Properties:

North: Parcel D is bounded to the North by the Mall Entrance Drive (to be renamed Town Center Avenue with the signature approval of the Private Road Construction Drawings F-13-015). On the far side of the Mall Entrance Drive is Parcel C, also within the Warfield Neighborhood. Parcel C is undeveloped, but has temporary overflow parking improvements.

South: Parcel D is bounded to the South by Parcel E, which is currently improved with a commercial building, parking garage, and bank drive-thru.

East: Parcel D is bounded to the East by the Mall Ring Road (to be renamed Columbia Mall Circle with the signature approval of the Private Road Construction Drawings F-13-015), and further east of the Mall Ring Road is surface parking and the Mall in Columbia.

West: Parcel D is bounded to the West by Broken Land Parkway. On the opposite side of Broken Land Parkway is the Town Center Triangle Apartment Community.

Neighborhood: The Warfield Neighborhood is described as a “traditional mixed-use neighborhood for families”. Within the Warfield Neighborhood Design Guidelines, it is envisioned as a sustainable mixed-use neighborhood with a family-oriented character that enables an appropriate transition from multi-family and single-family residential neighborhoods in the west and north to the central, more urban commercial core of Downtown.



I. General Information:

A. Relevant Site History:

Parcel D was part of a subdivision filed as F-99-176. It is an unimproved parcel. There are no environmentally sensitive features. The site was previously mass graded.

FDP-DC-Warfield-1, which included the Final Development Plan for Parcel C, Parcel D and Lot 39, the Warfield Neighborhood Concept Plan, The Warfield Neighborhood Specific Design Guidelines and The Warfield Neighborhood Specific Implementation Plan was reviewed and approved at a Planning Board Hearing held on April 12, 2012. These Plans and Documents were recorded on July 27, 2012.

An Environmental Concept Plan (ECP-12-058) for The Warfield Neighborhood Parcels C and D, as well as Lot 40 (Mall Entrance Drive), the portion of Lot 47 (Mall property) that will include improvements for the Mall Ring Road and Part of Parcel E (for the construction of Gramercy Place) was signed on September 18, 2012.

F-13-015 was submitted on August 24, 2012 for the resubdivision of Parcels C and D and a plat of revision for Lot 40, Lot 47 and Parcel E in order to abandon existing public utility easements and create new public utility easements. This final plan includes Road Construction Drawings for the following private roads: Town Center Avenue (Mall Entrance Drive-Lot 40), Twin Rivers Road extended (bisecting Parcel C), Gramercy Place (portion of Parcel E) and the portion of the Mall Ring Road (renamed Columbia Mall Circle) from the new Gramercy Place (south of Parcel D) north to the intersection with Broken Land Parkway. F-13-015 was deemed technically complete on December 4, 2012.

B. Posting:

Per Section 125.G. of the Howard County Zoning Regulations, the property must be posted a minimum of 2 weeks prior to the public meeting. The subject property was properly posted with three (3) official Planning Board meeting notices. These signs were posted beginning on November 28, 2012. In addition, electronic notifications regarding the public meeting were sent to each Columbia Village Board, the Columbia Association, Howard County Council members and pre-submission meeting attendees who provided email addresses.

C. Regulatory Compliance:

Site Development Plans are subject to the following items:

- (1) The Downtown Columbia Plan: Council Bill No. 58-2009, which approved an amendment to the Howard County General Plan.
- (2) The Zoning Regulations: including sections enacted as part of an amendment to the Zoning Regulations as Council Bill No. 59-2009 (ZRA 113).
- (3) Downtown-Wide Design Guidelines passed as Council Resolution 138-2010.
- (4) The Adequate Public Facilities Act amended for Downtown Columbia as Council Bill 47-2010.
- (5) The Sign Ordinance amended for Downtown Columbia as Council Bill 56-2010.

In addition, the petitioner met the following pre-submission requirements:

- (6) A Pre-Submission Community Meeting was held on May 22, 2012 in accordance with Section 125.H.1.a. of the Zoning Regulations and Section 16.128(b)-(g), of the Subdivision and Land Development Regulations.
- (7) The Design Advisory Panel (DAP) review of the Neighborhood Specific Design Guidelines was held on June 27, 2012 in accordance with Section 125.H.1.b. of the Zoning Regulations and Title 16, Subtitle 15 of the County Code. **The panel fully supported the proposed design without additional recommendations.**

D. Definitions:

Downtown Columbia Definitions: Please refer to the attached definitions (**Attachment 'B'**) of terms relating to Downtown Columbia revitalization as excerpted from Section 103.A.38-60 of the Zoning Regulations as needed.

Warfield Neighborhood Definitions: See also Section 7.0 ("Definitions") of The Warfield Neighborhood Design Guidelines.

II. **Description of the Site Development Plan Proposal:**

Site Improvements: The SDP proposes the construction of a 5-to-6 story, 380-unit apartment building, “The Metropolitan”, which includes 14,000 square feet of street level retail facing a promenade and internal parking garage. The proposal includes the development of a 28,500 square foot portion of the West Promenade and 6,000 square foot Warfield Playground, as described in the Downtown Columbia Plan (Primary Amenity Framework Diagram), the Warfield Neighborhood Concept Plan and Warfield Neighborhood Design Guidelines. The project will be compliant with the Howard County Green Building legislation and will be LEED certified. Interactive sculptures that will allow for additional play surfaces will also be incorporated in the lawn area of the promenade.

Environmental Concerns: No forest, wetlands, wetland buffers, streams, stream buffers, steep slopes (25% or greater), erodible soils or 100-year floodplain exist within the area of plan submission.

Stormwater Management: Stormwater management for this project will be met using the Stormwater Management Act of 2007 providing environmental site design (ESD) to the maximum extent practicable (MEP). The site currently drains to an existing underground stormwater management facility. The proposed conditions will be treated via a combination of micro-bioretenion facilities and rainwater harvesting. The water that is not absorbed by the vegetation or planting medium will be collected within underground cisterns. Water from one of these cisterns shall be re-used on-site for landscape irrigation. The remainder of the water will be slow-released into the storm drain system.

Traffic: The Traffic Study for the Mall was approved in September 5, 2012. Based on the approved study, required road network improvements were submitted as part of F-13-015.

Building Coverage: There are no maximum building coverage requirements.

Building Height: Per FDP-DC-Warfield-1, the maximum building for Parcel D is 7 stories and not greater than 100’. The Building Height proposed is 73.6’.

Forest Conservation: The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT and had preliminary plan approval prior to 12/31/92 per Section 16.1202(b)(1)(iv).

Setback Requirements: There are no regulatory setback requirements for this site. The Warfield Neighborhood Design Guidelines, however, recommend a 15-25’ setback from a public or private right of way to allow adequate room for the desired streetscape. Per the Guidelines, the setback can be increased when there is an amenity area between the right-of-way and building façade.

Landscaping: The Landscape Plan for this project complies with the New Town alternative compliance provision of the Howard County Landscape Manual and Section 16.124 of the Howard County Code and has been certified by a Registered Landscape Architect to meet the intent of the landscaping and hardscape design parameters within the Warfield Neighborhood Design Guidelines. Within micro-bioretenion planters, street trees, shrubs and perennials are proposed along the right of way and shrubs and perennials proposed within micro-bioretenion planters along the building foundation. The West Promenade will also encompass a combination of hardscape, lawn, and micro-bioretenion with trees, shrubs and perennials. The Warfield Playground will be at the center of the promenade, and interactive sculptures that double as additional play area are proposed within the lawn area.

Parking: A Parking Needs Analysis utilizing the Downtown Revitalization Trip Reduction per Section 133.E.3 of the Zoning Regulations resulted in 664 automobile parking spaces required. The SDP proposed 665 automobile parking spaces; 9 on-street parking spaces and 656 garage spaces with 553 spaces reserved for residents. The parking plan provides an adequate amount of handicap accessible spaces. In addition, the SDP proposes 140-capacity bicycle storage facility for residents and 24 bicycle spaces on the promenade.

III. **Planning Board Review and Approval Criteria:** In accordance with Section 125.H.3. of the Howard County Zoning Regulations, the Planning Board is to evaluate and approve, approve with conditions, or deny a Site Development Plan that proposes Downtown Revitalization based on whether the petition satisfies the following criteria:

A. **The development conforms with the adopted Downtown Columbia Plan.**

Conformance is specifically interpreted in Section 125.A.2.b of the Zoning Regulations:

“When a provision in this section requires that an action “will conform”, “conform with”, “conforms with” or “conforms to”, the Downtown Columbia Plan or any part of the plan, the action being taken shall further, and not be contrary to, the following items in the Downtown Columbia Plan:

(1) Policies;

-
- (2) Timing and implementation of the plan;
- (3) Timing of development;
- (4) Development patterns
- (5) Land uses; and
- (6) Densities and intensities.”

As the first site development plan proposed for the Warfield Neighborhood, the 380 unit apartment building with 14,000 square foot retail meets the intent of the Warfield Neighborhood as a predominantly residential mixed-unit area. The West Promenade and Warfield Playground as proposed meet the intent for community spaces as described in the Downtown Columbia Plan and conform to the descriptions of these amenities in the Warfield Neighborhood Concept Plan and Warfield Neighborhood Design Guidelines. The proposed streetscape, block configuration, pedestrian and bicycle circulation, building height, landscaping and sustainability measures all conform with the Downtown Columbia Plan.

This proposal is also within the Minimum and Maximum Thresholds for Phase I of the Downtown Revitalization Phasing Plan, which states that Downtown Columbia cannot proceed to Phase II until there are between 656-2,296 new residential units, between 100-640 new hotel rooms, between 1 million to 1.5 square feet of new office and conference space and between 300,000-676,466 sf of new retail space. The proposed residential and retail do not exceed the maximum limited.

DOWNTOWN REVITALIZATION PHASING PROGRESSION												
PHASE I					PHASE II CUMMULATIVE					PHASE III COMPLETION		
Use Type	Min		Max		Use Type	Min		Max		Use Type	Up To	
	Units	SF	Units	SF		Units	SF	Units	SF		Units	SF
Retail		300,000		676,446	Retail		429,270		1,100,000	Retail		820,730
Office/ Conf*		1,000,000		1,513,991	Office/ Conf*		1,868,956		2,756,375	Office/ Conf*		2,431,044
Hotel Rms**	100		640		Hotel Rms**	200***		540***		Hotel Rms**	440	640
Residential**	656		2,296		Residential**	1,442		4,700		Residential**	4,058	5,500

This Site Development Plan is also in conformance with all applicable Community Enhancements, Program and Public Amenities (CEPPA) Requirements for approval of the Site Development Plan. Please see the attached CEPPA Conformance Chart for additional information (Attachment A).

DPZ has also evaluated conformance to CEPPAs related to the issuance of all required building permits for this project (SDP-13-007) and the improvements to the Mall in Columbia that are being reviewed as SDP-13-016, which are also addressed in the attached chart. Please note that the combined net square footage of development (excluding parking and service areas) for SDP-13-007 and SDP-13-016 exceeds the 500,000 sf limit that triggers CEPPAs #12 and #13 (the two plans propose 500,461 sf of net new development). It is anticipated that the developer(s) and the County will be able to work together to complete CEPPAs #9-11 and #13 within the required timeframes to issue their building permits. However, CEPPA #12, which requires completion of the Multi-use Pathway construction between Howard County General Hospital and Blandair Park, easement and maintenance agreements to be finalized, improvements to the Route 29 Bridge and a contribution for improvements to the bridge, requires additional time to be met. The County and Developer have been working on the CEPPA #12 requirements as outlined in the CEPPA chart. A Site Development Plan has been submitted for the initial pathway segment, and the County and Developer have been working to obtain easements, as well as finalize easement language and the details of maintenance responsibilities. The desired improvements for the footbridge over Route 29 are still being evaluated by the County at the community’s request. Also, the necessary approvals from SHA for the improvements to cross Route 29 still need to be obtained.

Due to the significant additional work required to complete the requirements of CEPPA #12, Staff recommends that CEPPA #12 not be applied to the building permits required for the buildings proposed on either SDP-13-007 (Warfield Parcel D) or SDP-13-016 (The Mall). Staff recommends that CEPPA #12 will be addressed with the submission of the next Site Development Plan for Downtown Revitalization.

B.

The development implements and conforms to the approved Final Development Plan or Final Development Plan Amendment including all applicable Final Development Plan approval criteria and conditions.

The Site Development Plan implements and conforms to the approved Final Development Plan, including all applicable Final Development Plan approval criteria and conditions. The proposed uses are in harmony with the existing and surrounding uses and will allow for more appropriate connectivity and enhanced harmony. All approval criteria and conditions have been met and have been implemented as applicable on this SDP.

Block Number	Block Area		Retail	Office / Conference	Cultural	Hotel		Residential		Total Development (GFA)		
	SF	Acre				Rooms	GFA	Units	GFA	Demolition	New	Net New
W-1	214,093	4.91	14,000	-	-	-	-	390	464,084	* -	478,084	478,084
W-2	110,675	2.54	29,680	-	-	-	-	267	387,400	* -	417,080	417,080
W-5	80,465	1.85	32,418	-	-	-	-	160	202,842	* -	235,260	235,260
Warfield Total (Phase 1)	405,233	9.30	76,098	-	-	-	-	817	1,054,326	* -	1,130,424	1,130,424

The Final Development Plan (FDP-DC-Warfield-1) proposed a mix of multi-family residential and street-level retail and restaurant uses, along with a linear Downtown Community Commons and playground which conform to the Downtown Columbia General Plan. A total of 817 residences and 76,098 square feet of retail on Parcels C and D are permitted (see chart above). The maximum retail use footprint permitted is 32,418 square feet and maximum building height for Parcels C and D will not exceed 7 stories.

The proposed SDP conforms to the development limits proposed for Block W-1 with 380 residential units (10 units below the stated maximum) and 14,000 square feet of retail. The block configuration is also in keeping with the approved FDP.

FDP-DC-Warfield-1 proposed 0.79 acres (34,500 sf) of Downtown Community Commons, including the Warfield section of the West Promenade (28,500 sf) and the Warfield Playground (6,000 sf). These amenity areas are proposed on this SDP in the location and required area as delineated in the approved FDP.

C. The development is well-organized in terms of location of buildings and structures, downtown community commons, landscaping, pedestrian and vehicular circulation systems and other Downtown Revitalization features.

The proposed mixed-use structure is composed primarily of residential units at the ground and upper levels. Residential units face the existing residential community across Broken Land Parkway and a combination of street-level access to units and the parking garage and service area access face the existing parking structure to the south. The north of the building includes the main entrance and drop-off location for the building with enhanced landscaping features. The east side of the building includes ground-level retail facing the promenade as well as residential units with street access to the promenade. The West Promenade and Playground amenity areas provide an adequate community gathering area that invites activity from the street, the residences, and the adjoining retail. There is a 6' sidewalk and enhanced landscaping along all four sides of the block which provide comfortable and adequate pedestrian circulation within and beyond the block to the adjoining areas. The block conforms to the block configuration requirements proposed on FDP-DC-Warfield-1. The parking garage is located internal to the building and except for the access, cannot be detected from the street. The service area provides off-site loading and refuse collection and is adequately configured, while its impact is minimized and screened at the street level. Pedestrian and vehicular way-finding signage is proposed to guide visitors to destinations and amenities.

D. If the development provides Downtown Community Commons and/or Downtown Parkland, they are reasonable and appropriate given the location, scale and anticipated intensity of adjacent uses in accordance with the Downtown Columbia Plan.

As stated above, the proposed Warfield section of the West Promenade and the Warfield Playground meet the location and area requirements as specified in the Downtown Columbia Plan, the Warfield Neighborhood Concept Plan, the Warfield Neighborhood Design Guidelines and FDP-DC-Warfield-1. The design of these amenity spaces maximize sustainability features (stormwater management) while creating spaces for active and passive recreation. The orientation of these amenity areas are appropriate and provides an adequate width between the building and private right-of-way. The furniture, landscaping, and hardscape design create a calming yet vibrant environment that is situated to engage the surrounding future Downtown areas and become part of a connected network of active green spaces.

E. The maximum permitted building heights will conform to the Final Development Plan.

Per the Downtown Columbia Plan, the Warfield Neighborhood Design Guidelines and FDP-DC-Warfield-1, a maximum of 7 stories and 100' building height is permitted. The SDP is proposing a 5-to-6 story building (the additional 6th story will be achieved through conforming to the natural sloping grade of the site) and the maximum mean height is 73.6'.

F. The development satisfies the Downtown Public Art Program approved with the Final Development Plan or Final Development Plan Amendment approval.

This SDP requires that art be provided for 1% of the building construction costs or a fee-in-lieu will be paid as provided in Section 125.A.9.f.2. of the Howard County Zoning Regulations. It is anticipated that

this art will be placed within the West Promenade/Warfield Playground and will feature interactive sculptures that will provide additional play areas for children.

G. The Site Development Plan satisfies the affordable housing requirements in accordance with the Final Development Plan.

The affordable housing requirement will be met with two separate payments of \$1.5 million dollars to the Downtown Columbia Community Housing Fund as stipulated in CEPPA #10. The Developer and Owner will make the addition required one-time and annual payments per CEPPA #26 and #27. The retail component of the project will be assessed the required annual per-square-foot fee as stipulated in CEPPA #25.

H. The development satisfies the Adequate Public Facilities Ordinance, if applicable.

The proposed SDP complies with the Adequate Public Facilities Ordinance. On December 5, 2012, Phase 1 (Warfield Block W-1) was granted 390 tentative housing unit allocations. The SDP proposed 380 units and met the required submission milestones. Upon signature approval, these housing unit allocations will become permanent.

Allocation Year	No. of Tentative Allocations	Site Development Plan Deadline Milestone Date
2013	390	by August 29, 2012
2015	267	between July 1, 2012 -April 1, 2013
2016	160	between July 1, 2013 - April, 1, 2014

APFO road improvements will be met for this phase through the private road improvements proposed on F-13-015.

I. The development indicates the manner in which any land intended for common or quasi-public use, but not proposed to be in public ownership, will be held, owned and maintained in perpetuity for the indicated purposes.

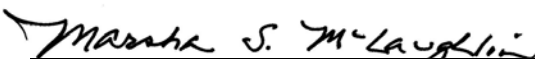
Property within the SDP project area that is intended for common, quasi-public amenity use is held, owned and maintained subject to a reciprocal easement agreement granting pedestrian and vehicular access and ingress/egress rights between the SDP area and adjacent public thoroughfares, including sidewalks and walkways, as well as an easement to use all common areas for their intended purpose(s). Each property owner is required to share in the maintenance expenses of such spaces pursuant to the reciprocal easement agreement. Such maintenance responsibilities may ultimately be assumed by a Downtown maintenance organization, the County or other organization.

J. The petition is accompanied by documentation demonstrating membership in the Downtown Columbia Partnership including the required annual charges.

The SDP contains a note indicating the Property owner will participate in the Downtown Columbia Partnership established under CEPPA 6 and will provide the annual per-square foot charge in the amount of \$0.25 per square foot of gross leasable area for all retail uses to the Downtown Columbia Partnership.

SRC Action: The Subdivision Review Committee has recommended approval subject to the technical comments issued in the letter dated November 28, 2012.

Recommendation: Please see page 1 for the Staff Recommendation.


Marsha S. McLaughlin, Director
Department of Planning and Zoning

12/6/12
Date

Staff Report Prepared by: Jill Manion-Farrar

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This file SDP-13-007 is available for public review at the DPZ Public Service Counter, Monday through Friday, 8:00 a.m.-5:00 p.m.

Attachment A

Brief Summary of Downtown CEPPA Status for Requirements Relevant to Warfield Parcel D

For SDP-13-007

DOWNTOWN CEPPA STATUS FOR REQUIREMENTS RELEVANT TO SDP-13-016			
ITEMS TO BE COMPLETED PRIOR TO SUBMISSION OF FIRST FDP			
No.	Brief Summary Description*	Summary of Deliverable*	Status
1	Environmental assessment of three sub-watersheds of Symphony Stream, Wilde Lake and Lake Kittamaquundi located upstream from the Merriweather and Crescent Environmental Enhancements Study area.	The Merriweather and Crescent Environmental Study and the Best Management Practices for Symphony Stream and Lake Kittamaquundi Watersheds Studies	Completed – Submitted September 2008
2	The Land Framework component of the Downtown Columbia Sustainability Program and a detailed outline for the Community Framework component of the Sustainability Program (Community Framework Outline).	Approved as Chapter 8 of the Downtown-Wide Design Guidelines (Council Resolution 138-2010)	Completed – Council Resolution No. 138-2010 passed on March 7, 2010.
3	Route 29 – Interchange Study for a third interchange located between Route 175 and Broken Land Parkway and options for a connection (potential bicycle, transit and multimodal improvements over Route 29 (Oakland Mills Bridge Connection)	<ul style="list-style-type: none">• 3rd Interchange Study• Transit Center and Circulator Shuttle Study	<ul style="list-style-type: none">• July 21, 2010 – Transportation study Team introduced to County• August 17, 2011 – Scope of Study and Methodology submitted to County for Interchange Study and the Transit Center and Circulation Study• December 2011 – Draft Transit Center and Circulator Shuttle Study submitted to County• January 2012 – Draft Interchange Feasibility Study submitted to County• June 2012-Final County comments have been sent to Howard Hughes Corporation. Responses are pending.
4	GGP will prepare Downtown-Wide Design Guidelines including Sustainability Provisions	Downtown-wide Design Guidelines	Completed – March 7, 2010 (Council Resolution No. 138-2010)
ITEMS TO BE COMPLETED PRIOR TO APPROVAL OF FIRST FDP			
5	Study for North-South Collector Road to connect Broken Land Parkway/Route 29 to Little Patuxent Parkway, and new Downtown Transit Center and Downtown Circulator Shuttle	North-South Collector Road Feasibility Study	Completed – Study submitted to County December 2011 for review • June 2012-Final County comments have been sent to Howard Hughes Corporation
6	Jointly Determine functions, organizational structure, implementation phasing, potential funding sources and projected funding needs of the Downtown Columbia Partnership, and for the Petitioner to provide the initial funding for the Downtown Partnership	<ul style="list-style-type: none">• Council must pass legislation regarding Downtown Partnership• Petitioner provided initial funding for Downtown Partnership released in a manner described in the legislation	Completed – Council Bill 24-2012.
ITEMS TO BE COMPLETED PRIOR TO APPROVAL OF FIRST SDP			
7	GGP will submit a phasing schedule for implementation of the restoration work on GGP's property and a SDP for the 1 st phase of the environmental restoration work described in CEPPA 15.	<ul style="list-style-type: none">• Phasing schedule• Site Development Plan (SDP) for restoration work	Completed – Phasing schedule has been submitted and first SDP accepted for review and fees paid December 3, 2012
8	GGP in collaboration with the County, will establish the Downtown Arts and Culture Commission, an independent nonprofit organization, to promote and support Merriweather Post Pavilion's revitalization	<ul style="list-style-type: none">• Establish the Downtown Arts and Culture Commission	Howard County recognizes that the Howard Hughes Corporation has established the Downtown Arts and Culture Commission (DACC). The Articles of Incorporation and Bylaws have been agreed upon and the DACC will be incorporated as a private non-profit organization in the State of Maryland by 12/31/12.
ITEMS TO BE COMPLETED PRIOR TO OR UPON ISSUANCE OF (FIRST) BUILDING PERMIT			
9	Renovation of the Banneker Fire Station	GGP and the County shall cooperate to identify a site for the development of a temporary fire station while the Banneker Fire Station is being renovated.	Pending
10	GGP shall contribute \$1.5 million in initial funding for the Downtown Columbia Community Housing Fund (DCCHF).	Funding	Payment will be provided with the application of the first building permit.
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR 400 TH Residential Unit			
11	GGP shall contribute \$1.5 million in additional funding for the DCCHF	Funding	NOT YET REQUIRED (180 cumulative units currently proposed for construction)
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000 TH SF OF DEVELOPMENT			
12	Multi-use Pathway – Cedar Lane to Blandair Park	Completion of Multi-use Pathway, maintenance and easement agreements, project scope for Route 29 bridge and \$500,000 toward bridge improvements	In progress – First Pathway SDP submitted Developer and County working on easement and maintenance language Route 29 bridge options still being evaluated with input from the Community SHA approval to cross Route 29 to be obtained Staff is recommending extension; SEE STAFF REPORT
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000 TH SF OF DEVELOPMENT (continued)			

13	Rouse Company Headquarters Building	Declaration of restrictive covenants to be recorded that will prohibits demolition of the building or any exterior alterations except as provided in the Downtown-wide Design Guidelines	Developer indicates covenants will be recorded and a copy provided to the County prior to issuance of Building Permit for the 500,000 th SF of Development
OTHER APPLICABLE CEPPAS			
25	Owner of property developed with commercial uses shall provide an annual per square foot charge of \$0.25 per square foot of Gross Leasable Area for office and retail.	Funding and establish membership in Downtown Partnership	Payment to be made prior to issuance of occupancy permit
26	Each develop shall provide on-time per unit payment to DCCHF as specified	Funding - \$2000/unit for unit #1-1500	Payment to be made prior to issuance of any building permit for a building containing dwelling units
27	Each owner with commercial uses shall provide annual payment to DCCHF as specified	Funding - Indexed	First payment will made prior to the issuance for an occupancy permit for new commercial development

ATTACHMENT A (continued)
Brief Summary of Downtown CEPPA Status for Requirements Relevant to Warfield Parcel D
SDP-13-007

Attachment 'B'
Relevant Definitions Relating to Downtown Columbia Revitalization
For SDP-13-007
Site Development Plans for Downtown Columbia Revitalization
(Excerpted from Section 103.A. of the Zoning Regulations)

[Council Bill 59-2009 (ZRA-113) Effective April 6, 2010. Changes include #38 to #60]

38. Downtown Arts, Cultural and Community Use: Land areas, uses and facilities established for cultural, civic, recreation, educational, environmental, entertainment or community use or benefit, whether or not enclosed and whether publicly or privately owned or operated for profit, including, but not limited to, libraries, fire stations, schools, museums, galleries, artistic work, and transit facilities. Eating, seating and gathering areas that are accessory to these uses are permitted.
39. Downtown Arts and Entertainment Park: A contiguous area including a large outdoor amphitheater which may be surrounded by a variety of smaller indoor or outdoor artistic and performance spaces, museums, galleries and similar cultural or educational uses in a park-like setting. Ancillary uses such as food vendors, gift shops, small restaurants and supporting infrastructure such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking are also permitted.
40. Downtown CEPPA Implementation Chart: The chart and associated text and flexibility provisions contained in the Downtown Columbia Plan which identify the phasing for Downtown Community Enhancements, Programs and Public Amenities.
41. Downtown Columbia: The following recorded Final Development Plan Phases: Phase 4, Phase 4-A-5, Phase 21, Phase 47-A-7, Phase 52, Phase 62-A-1, Phase 95, Phase 101-A, Phase 105, Phase 111-A-1, Phase 115, Phase 121, Phase 122-A, Phase 139-A-3, Phase 140-A-1, Phase 192-A, Phase 211, Phase 217-A-1, Phase 219, Phase 234, and the area within the described limits included in exhibit A of the Appendix in these regulations.
42. Downtown Columbia Plan: The General Plan Amendment for Downtown Columbia approved by County Council Bill No. 58-2009.
43. Downtown Community Commons: Amenity spaces such as plazas, promenades, greens, gardens, squares and other pedestrian-oriented areas, whether publicly or privately owned, that are intended for community interaction and may include spaces for seating, walking, eating, gathering, fountains, public art, way-finding signage, kiosks, or other similar public amenities. Downtown Community Commons can also include walkways that are designed to enhance and be an integral part of the adjacent amenity space, but shall not include any drive lane for vehicular traffic such as private streets, alleys and public roadways for automotive use. Downtown Community Commons must be generally accessible by the public without charge. Included in this category are Downtown Neighborhood Squares. Downtown Community Commons may be integrated into or developed as a part of other uses and may include underground parking, utilities and other infrastructure supporting downtown revitalization.
44. Downtown Community Enhancements, Programs and Public Amenities (CEPPA): The specific feasibility studies, improvement and management organizations, environmental enhancement programs, and physical improvements identified in the Downtown CEPPA implementation chart contained in the Downtown Columbia Plan.
45. Downtown Environmental Restoration: Projects within Downtown Columbia that are identified in Columbia Towncenter Merriweather and Crescent Environmental Enhancements Study or Best Management Practices for Symphony Stream and Lake Kittamaqundi Watersheds involving forest restoration and enhancement, reforestation and afforestation, wetland enhancement, and stream restoration activities.
46. Downtown Environmentally Sensitive Land Area: An area within Downtown Columbia meeting the definition in the Howard County Land Development Regulations of either a floodplain, steep slope, stream or wetland buffers.
47. Downtown Maximum Building Height Plan: The plan which graphically represents the maximum building height requirements for all Downtown revitalization, as depicted in the Downtown Columbia Plan.
48. Downtown Mixed-Use: A land-use designation that permits any use or combination of uses permitted under Section 125.A.9.B., including supporting infrastructure, such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking.
49. Downtown Neighborhood Concept Plan: A concept plan showing an individual neighborhood identified in the Downtown Columbia Plan that depicts a general layout for proposed public and private streets, block sizes and configurations, maximum building heights and proposed Downtown Community Commons as context for the evaluation of the Final Development Plans.

-
50. Downtown Neighborhood Design Guidelines: Urban design guidelines for an individual neighborhood identified in the Downtown Columbia Plan.
 51. Downtown Neighborhood Square: An outdoor amenity space comprised of not less than 25,000 contiguous square feet, exclusive of bike paths and required sidewalks that might be located along its perimeter. A Downtown Neighborhood Square may be covered or partially covered.
 52. Downtown Net New: As applicable, the number of dwellings, hotel and motel rooms, and the amount of gross floor area of commercial office and commercial retail uses that are permitted under the Downtown Revitalization Approval Process after April 6, 2010 in excess of the number of dwellings, hotel and motel rooms, and gross floor area of commercial office and commercial retail uses that are shown on a Site Development Plan for property located within Downtown Columbia that was approved prior to April 6, 2010.
 53. Downtown Open Space Preservation Plan: A plan included in the Downtown Columbia Plan delineating all land in Downtown Columbia designated as open space on a Final Development Plan recorded prior to April 6, 2010 that is required to retain its existing character as: Downtown Environmentally Sensitive Land; Downtown Parkland; Downtown Community Commons; or a Downtown Arts and Entertainment park, as specified in Section 125.A.9.H.
 54. Downtown Parkland: An area generally accessible by the public without charge for active and/or passive recreation purposes which consists primarily of vegetated areas with a natural character, more formal lawns, gardens and walks, pedestrian connections, minor active structured recreation uses such as urban playgrounds, public art, fountains and minimal structures such as cafes and outdoor dining areas, gazebos, pavilions, outdoor stages, and kiosks.
 55. Downtown Primary Amenity Space Framework Diagram: A plan and associated text included in the Downtown Columbia Plan depicting existing and proposed primary amenity and natural spaces in Downtown Columbia.
 56. Downtown Public Art: Original outdoor artwork which is accessible to the public.
 57. Downtown Revitalization: A form of development required in Downtown Columbia after April 6, 2010 in compliance with the applicable provisions of Section 125 that must conform with the recommendations of the Downtown Columbia Plan.
 58. Downtown Revitalization Phasing Plan: A phasing plan included in the Downtown Columbia Plan identifying additional development rights by phase for Downtown Revitalization.
 59. Downtown Signature Building: An existing or proposed structure which requires premiere attention to its architectural design because of its cultural significance or prominent location in relationship to the public realm, such as its position on a street or open space, or as the terminus of a vista.
 60. Downtown-wide Design Guidelines: General urban design guidelines for Downtown Revitalization adopted by the Howard County Council.

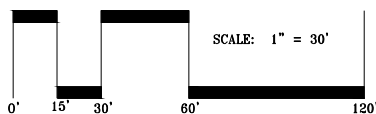
Additional definitions pertinent to The Warfield Neighborhood can be found on pages 199-202 (Chapter 7) of The Warfield Neighborhood Design Guidelines.

LEGEND

- 366 EX. CONTOUR
- 300 PROP. CONTOUR
- PROG. STORM DRAIN
- EX. STORM DRAIN
- LOD
- LIMIT OF SUBMISSION/DISTURBANCE
- EX. S.S. (public)
- EX. SANITARY SEWER
- S.S. (private)
- PROP. SANITARY SEWER
- S.W. (private)
- PROP. WATER LINE
- EX. W. (public)
- EX. WATERLINE
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK
- EXISTING EASEMENTS
- SPOT SHOT
- NUMBER OF PARKING SPACES
- NUMBER OF EXIST. PARKING SPACES
- PROP. LIGHT FIXTURE & POLE
- EX. LIGHT FIXTURE & POLE
- M6-11 MICRO BIO-RETENTION FACILITY LOCATION IDENTIFICATION
- M6-24 EX. MICRO BIO-RETENTION FACILITY

NOTES:

- MICRO BIO-RETENTION PLANTER M6-14 IS A TYPE A PLANTER.
- MICRO BIO-RETENTION PLANTER M6-13 IS A TYPE B PLANTER.
- ALL MICRO BIO-RETENTION PLANTERS OTHER THAN M6-13 AND 14 ARE TYPE C.
- FOR DETAILED GRADING SEE SHEETS 3 AND 4 OF 44.
- FOR MICRO BIO-RETENTION DRAINS SEE SHEET 8 AND 9 OF 44.
- A FIRE DEPARTMENT ACCESS BOX (KNOX BOX) SHALL BE PLACED AT THE MAIN ENTRANCES OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4 TO 5 FEET IN HEIGHT AND NO MORE THAN 6 FEET LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED AND INTEGRATED INTO THE FIRE ALARM SYSTEM (TO NOTIFY A RESPONSIBLE PARTY THAT THE BOX IS BEING ACCESSSED).
- MAINTAIN A MINIMUM CANOPY HEIGHT OF 13 FEET, 6 INCHES FOR EMERGENCY EQUIPMENT ACCESS. NFPA-118.2.2.5.11 AMENDED IN TITLE 17.
- PROVIDE SIGNAGE ON THE BUILDING IDENTIFYING BUILDING ACCESS.



APPROVED PLANNING BOARD OF HOWARD COUNTY

Date: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ Date _____

Chief, Division of Land Development _____ Date _____

Chief, Development Engineering Division _____ Date _____

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURLINGTON OFFICE PARK
BURLINGTON, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

PREPARED FOR:

KETTLER
1751 PINNACLE DRIVE
SUITE 700
MCLEAN, VIRGINIA 22102
ATTN: KEVIN PERTERKIN
703-205-5542

PROFESSIONAL CERTIFICATION

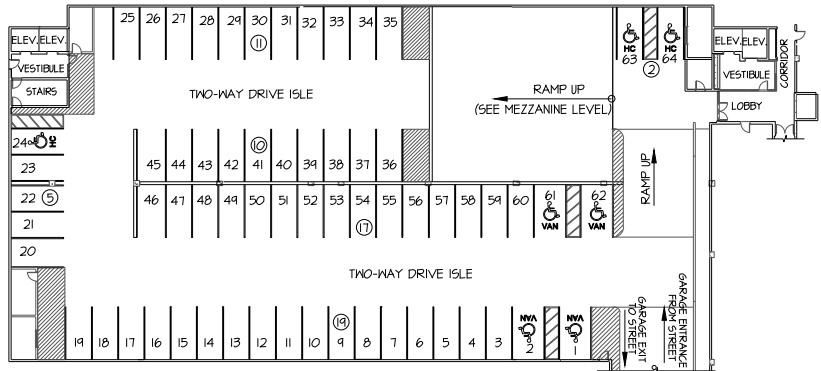
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14431, EXPIRATION DATE: MAY 21, 2014

SITE DEVELOPMENT PLAN

DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD BLOCK W-1
PARCELS D-1 AND D-2
GREEN MIXED-USE BUILDING
PLAT NO. XXXXX

SCALE 1"=30' ZONING NT G. L. W. FILE NO. 11074

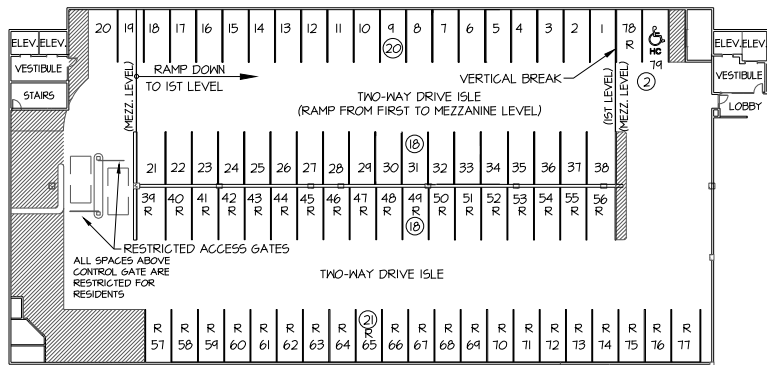
DATE DEC., 2012 TAX MAP - GRID 36 - 01 SHEET 2 OF 49



FIRST FLOOR LEVEL

SCALE: 1" = 30'

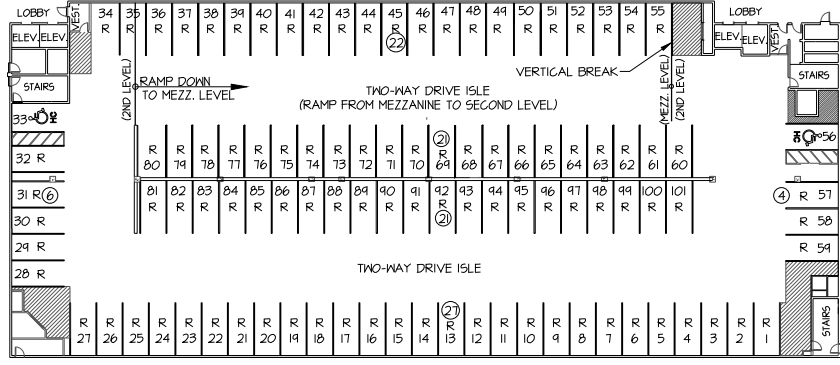
STANDARD PARKING SPACES: 57
HANDICAP PARKING SPACES: 3
HANDICAP VAN PARKING SPACES: 4
PARALLEL SITE SPACES: 4
TOTAL: 13



MEZZANINE GARAGE LEVEL

SCALE: 1" = 30'

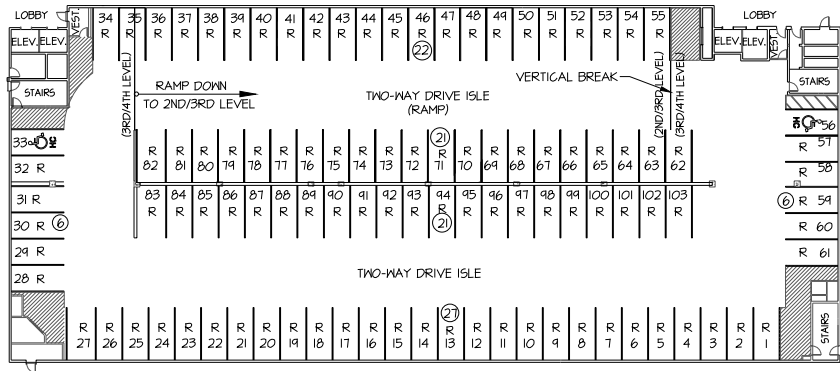
STANDARD PARKING SPACES: 40
RESERVED STANDARD PARKING SPACES (R): 39
HANDICAP PARKING SPACE: 1
TOTAL: 79



SECOND FLOOR GARAGE LEVEL

SCALE: 1" = 30'

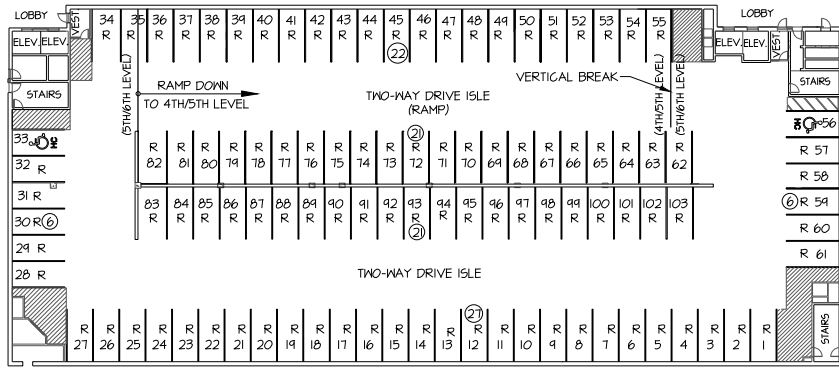
RESERVED STANDARD PARKING SPACES (R): 99
HANDICAP PARKING SPACES: 2
TOTAL: 101



THIRD AND FOURTH FLOOR GARAGE LEVEL

SCALE: 1" = 30'

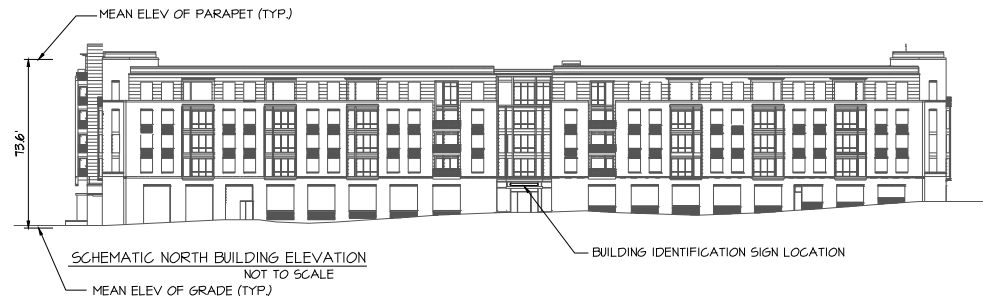
RESERVED STANDARD PARKING SPACES (R): 202
HANDICAP PARKING SPACES: 4
TOTAL: 206



FIFTH AND SIXTH FLOOR GARAGE LEVEL

SCALE: 1" = 30'

RESERVED STANDARD PARKING SPACES (R): 202
HANDICAP PARKING SPACES: 4
TOTAL: 206



SCHEMATIC NORTH BUILDING ELEVATION

NOT TO SCALE



SCHEMATIC SOUTH BUILDING ELEVATION

NOT TO SCALE



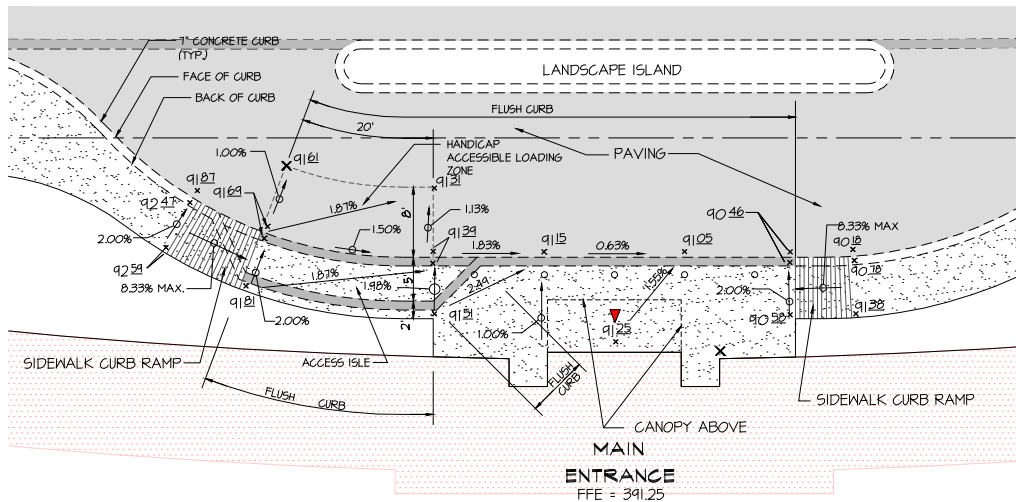
SCHEMATIC EAST BUILDING ELEVATION

NOT TO SCALE



SCHEMATIC WEST BUILDING ELEVATION

NOT TO SCALE



HANDICAP ACCESSIBILITY DETAIL

SCALE: 1"=10'

APPROVED
PLANNING BOARD OF HOWARD COUNTY

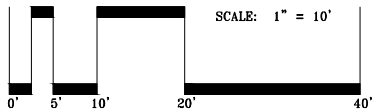
Date: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: _____ Date: _____

Chief, Division of Land Development: _____ Date: _____

Chief, Development Engineering Division: _____ Date: _____



SCALE: 1" = 10'

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:

KETTLER
1751 PINNACLE DRIVE
SUITE 700
MCLEAN, VIRGINIA 22102
ATTN: KEVIN PERTERKIN
703-205-5542

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 14931
EXPIRATION DATE: MAY 21, 2014

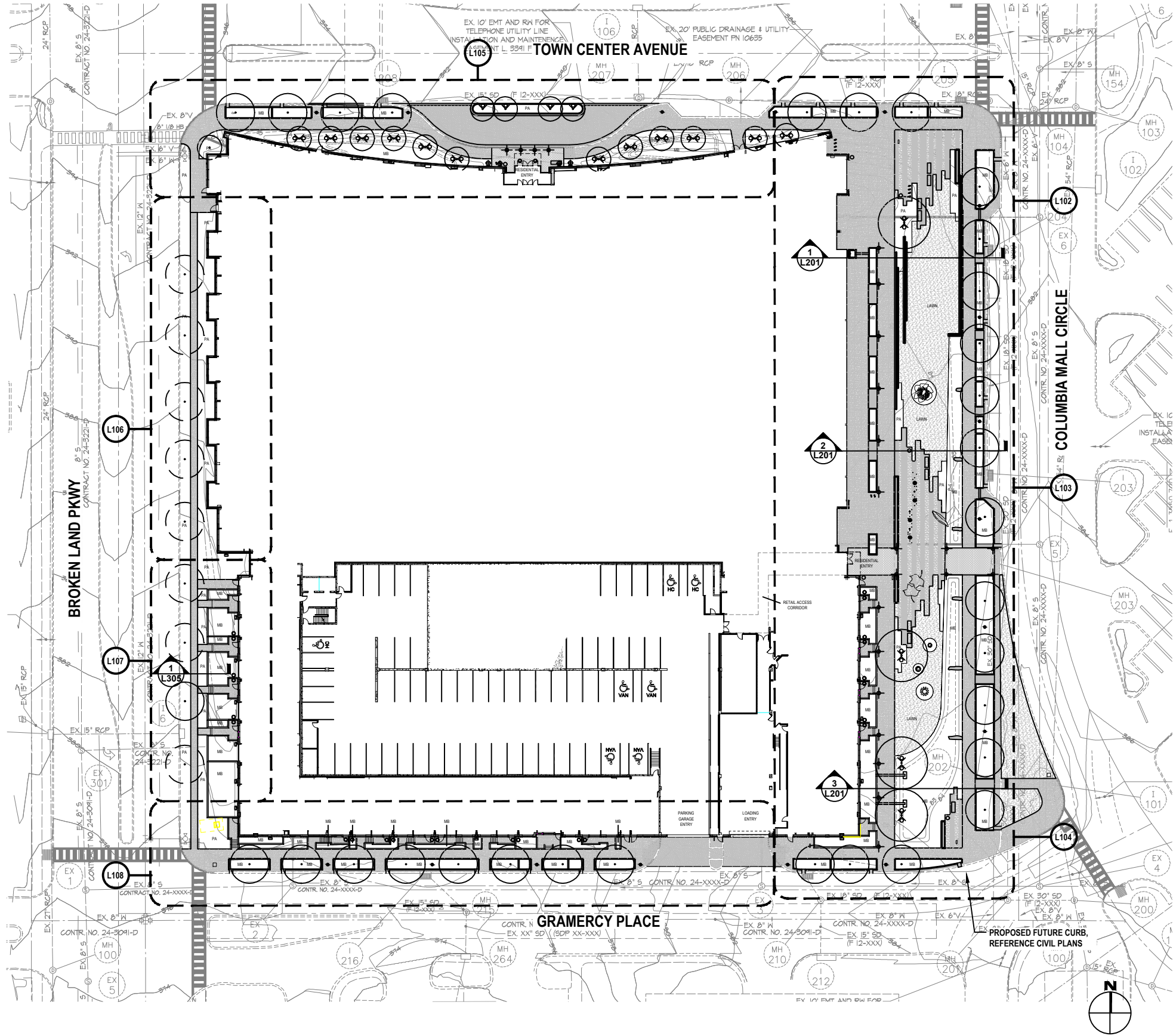
PARKING PLANS, BUILDING ELEVATIONS & HANDICAP ACCESS DETAIL

**DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD BLOCK W-1
PARCELS D-1 AND D-2
GREEN MIXED-USE BUILDING
PLAT No. XXXXX**

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	NT	11074
DATE	TAX MAP - GRID	SHEET
DEC., 2012	36 - 01	5 OF 49

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



ABBREVIATIONS:
PA - PLANTING AREA
MB - MICRO-BIORETENTION PLANTING AREA

- NOTES:
1. LANDSCAPE SURETY OUTSIDE MICRO BIO-RETENTION AREAS
(4) SHADE TREES x \$300 = \$1,200
(7) ORNAMENTAL TREES x \$150 = \$600
(61) SHRUBS x \$30 = \$1,830
TOTAL: \$3,630
 2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.125 OF THE HOWARD COUNTY CODE, THE ALTERNATIVE COMPLIANCE PROVISIONS OF THE LANDSCAPE MANUAL, AND THE LANDSCAPE GUIDELINES FOUND WITHIN THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES.
 3. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
 4. THE OWNER, TENANTS, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIAL SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 5. ALL PLANTINGS ARE TO BE A MINIMUM OF FOUR FEET FROM THE EDGE OF CROSSWALKS AND HANDICAP CURB CUTS.
 6. ALL PLANTINGS ARE TO BE A MINIMUM OF 15 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE CURB AND SIDEWALK, AND LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES.
 7. STREET TREES CANNOT BE PLACED WITHIN FOUR FEET OF A DRAIN INLET STRUCTURE, WITHIN FIVE FEET OF AN OPEN SPACE ACCESS STRIP, OR WITHIN 10 FEET OF A DRIVEWAY.

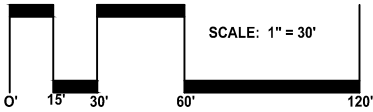
CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14166 FOLIO 1-250

Matthew D'Amico
MATTHEW D'AMICO, RLA 1039

CERTIFICATION NOTE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE AND THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME

DEVELOPER'S/OWNER'S NAME



APPROVED
PLANNING BOARD OF HOWARD COUNTY

Date: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ Date _____

Chief, Division of Land Development _____ Date _____

Chief, Development Engineering Division _____ Date _____

DESIGN COLLECTIVE

ARCHITECTURE, PLANNING, INTERIORS
WWW.DESIGNCOLLECTIVE.COM
601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.885.4655 F: 410.539.8642
311 BLACKWELL STREET, SUITE 100
DURHAM, NORTH CAROLINA 27701
T: 919.381.9377 F: 919.381.9373

PREPARED FOR:

KETTLER
1751 PINNACLE DRIVE
SUITE 700
MCLEAN, VIRGINIA 22102
ATTN: KEVIN PERTERKIN
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LANDSCAPE PLAN

DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD BLOCK W-1
PARCELS D-1 AND D-3
GREEN MIXED-USE BUILDING
PLAT NO. XXXXX

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'-0"	NT	11074
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L101

SDP 13-007